







5 Wentworth Ave Thormanby  
York, YO61 4NN  
**£225,000**

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A TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY HOME IN THE HEART OF THIS PICTURESQUE HAMLET, BOASTING OUTSTANDING RURAL VIEWS TOWARDS FARMLAND WITH OPEN VIEWS OF SUTTON BANK AND THE WHITE HORSE TO THE REAR WITHIN A RURAL POSITION BETWEEN EASINGWOLD AND THIRSK

Mileages: Easingwold - 4 miles, Thirsk - 6 miles, York City Centre - 18 miles, Harrogate - 21 miles (Distances Approximate)

Reception Hall, Sitting Room, Kitchen/Diner, Utility, Cloakroom, WC.

Two Double Bedrooms, Bedroom and Family Bathroom.

Outside – Front Driveway, Side and Rear Courtyard Adjoining Open Countryside.

Approached under a canopy porch leading to a timber effect composite entrance door with an adjoining window, open into;

The ENTRANCE HALL with woodgrain effect flooring and stairs rising to the first floor.

SITTING ROOM with central feature electric fire with tile inset and hearth framed by a timber carved surround. UPVC double-glazed window overlooking the front aspect.

Open plan KITCHEN/DINER which extends to almost 16ft and is fitted with a range base units complimented by rolltop workfaces and tiled midrange. A fitted 1 ¾ sink below a UPVC double glazed window frames stunning views of the surrounding farmland. Appliances include an integrated fridge and dishwasher. Additional fitted storage is provided by a shelved cupboard and a pantry to the side. The Dining area has been refitted with a multi-fuel cast burning stove with granite effect hearth and timber effect surround and further fitted base and wall cupboards.

A door leads to a useful UTILITY/CLOAKROOM WC with low suite/WC.

Stairs rise to the FIRST FLOOR LANDING, useful airing cupboard housing the property hot water cylinder which is shelved for linen.

BEDROOM 1 is a double room with space for wardrobes and panoramic views of the White Horse.

BEDROOM 2 is another good size double with pleasant elevated views towards a paddock land.

BEDROOM 3 is a versatile bedroom, overlooking the front elevation.





**FAMILY BATHROOM** comprises a panel bath with shower over, low suite WC, and a wash hand basin and a frosted window.

A part paved and pebbled **DRIVEWAY** provides parking for three cars with maturing boarders.

A personal gate to the side opens into a courtyard style rear garden which is low maintenance featuring an elevated fishpond, greenhouse and timber shed with power providing useful storage and panoramic countryside views.

**LOCATION** - Thormanby is a charming rural village set just off the A19, midway between Thirsk and Easingwold. The area offers a peaceful countryside lifestyle with easy access to nearby market towns for everyday amenities, shops, and schools. Thirsk railway station, around 7 miles away, provides regular services to York, Leeds, London and the North East, making it convenient for commuters. The surrounding area is rich in scenic walks and outdoor pursuits, with York, Northallerton and the North York Moors all within easy reach.

**POSTCODE** - YO61 4NN

**COUNCIL TAX BAND** - C

**TENURE** - Freehold

**SERVICES** - Mains water, electricity and drainage with oil central heating.

**DIRECTIONS** - From our central Easingwold office, proceed north towards Thirsk. Join the A19 and keep going for approximately 3 miles until you enter the village of Thormanby. Take the right hand turn sign posted Wentworth Avenue and the property can be found further down on the left hand side.

**VIEWING** - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822800 Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

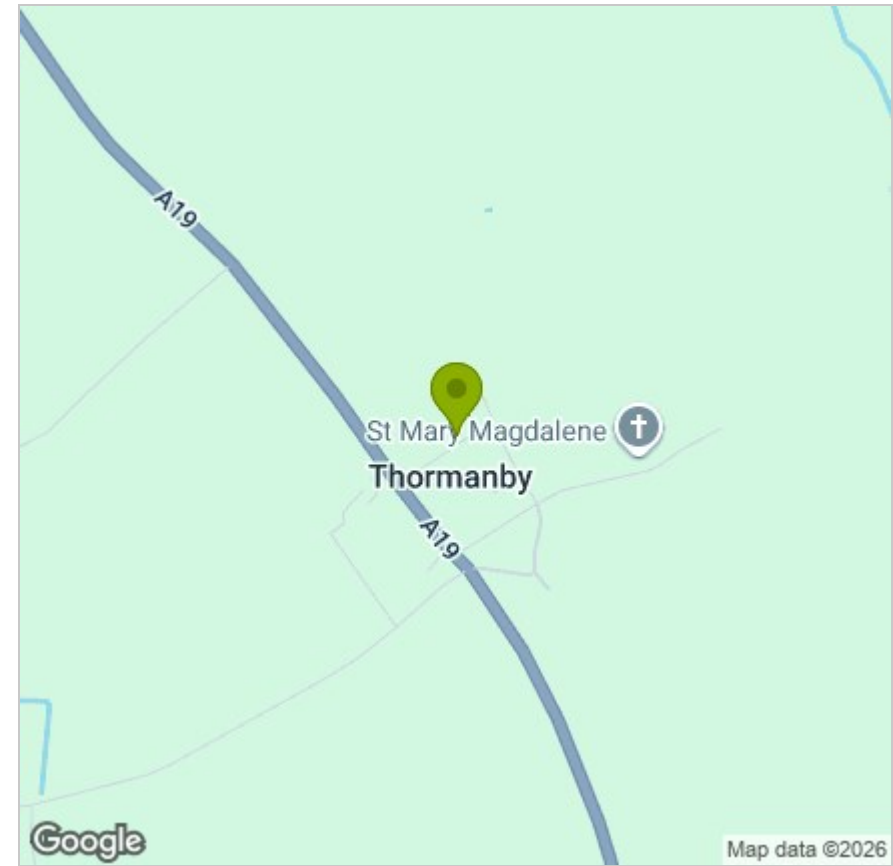
**AGENTS NOTE** - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	65
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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